

# MEETING MINUTES

**MILPITAS PLANNING COMMISSION**  
**Milpitas City Hall, Council Chambers**  
**455 E. Calaveras Blvd., Milpitas, CA**

**Wednesday, March 28, 2018**

## I. PLEDGE OF ALLEGIANCE

**Chair Mandal** called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

## II. ROLL CALL/ SEATING OF ALTERNATE

**Present:** Chair Mandal, Vice Chair Madnawat, Commissioners Ciardella, Morris, Maglalang

**Absent:** Sandhu (excused), Mohsin (excused), Chua (excused)

**Staff:** Bradley Misner, Heather Lee, Steve Erickson, Adrienne Smith

### III. PUBLIC FORUM

**Chair Mandal** invited members of the audience to address the commission.

Frank DeSmidt, past president of the Milpitas Rotary, announced a fundraiser benefitting Calaveras Hills High School on Friday, April 13 at 6:00 PM at Ta Restaurant, and an Awards Banquet recognizing the Milpitas Fire Fighter, Police Officer and Citizen of the Year on Saturday, April 7.

#### IV. APPROVAL OF MEETING MINUTES

**Chair Mandal** called for approval of the February 28, 2018 meeting minutes of the Planning Commission.

**Motion** to approve Planning Commission meeting minutes.

Motion/Second: Commissioner Maglalang/Commissioner Ciardella

AYES: 5

NOES: 0

ABSTAIN: 0

## V. ANNOUNCEMENTS

Planning Director Bradley Misner informed the commission that there is a special meeting of the City Council on March 29 at 5:30 PM in the Community Center to discuss the General Plan status and land use.

Staff has been working with the General Plan Advisory Commission (GPAC) and after the special meeting, and with further direction from City Council, will come to the Planning Commission with a full overview and discussion of the General Plan.

Commissioner Maglalang requested a future discussion on Resolution 8437 and park in lieu fees.

**VI. CONFLICT OF INTEREST**

**Deputy City Attorney Heather Lee** asked if any member of the Commission had any personal or financial conflict of interest related to any of the items on the agenda.

There were no reported conflicts.

**VII. APPROVAL OF AGENDA**

**Chair Mandal** asked if staff or Commissioners had changes to the agenda.

Mr. Misner said Item IX-3 was continued, and the applicant was in agreement with the continuance. He recommended moving the item up in the agenda to give members of the public an opportunity to speak, and said the item would be renoticed for another meeting date.

**Motion** to approve the March 28, 2018 agenda as amended.

Motion/Second: Vice Chair Madnawat/Commissioner Maglalang

AYES: 5

NOES: 0

**VIII. CONSENT CALENDAR**  
**NO ITEMS**

**IX. PUBLIC HEARING**

**IX-1 CAPITAL IMPROVEMENT PROGRAM (CIP) GENERAL PLAN CONFORMITY FINDING:** A City-initiated request to consider a General Plan conformity finding for the proposed 2018-2023 CIP Annual Report in accordance to California Government Code Section 65401.

Director of Engineering Steven Erickson discussed the CIP and reviewed the timeline, which has included budget workshops and presentations to City Council and committees.

Mr. Erickson said there are 119 projects in the proposed CIP and he reviewed projects, cost estimates and funding sources.

Commissioner Maglalang asked about the Shuttle Study. Mr. Erickson said \$60,000 was originally funded for this project but was not a sufficient amount of money, and \$90,000 is being added this year to fund and complete the study.

Commissioner Maglalang asked about the status and funding of the Gateway Tree Plantings. Mr. Misner understands what is envisioned is landscaping, signage, and trees and when staff analyzed this project they found that six of the seven gateway areas are within the rights of way of other jurisdictions, and a lot of coordination will be required. The General Plan will look at the whole context of the city and this can be folded in as part of it. Tomorrow evening's study session on the General Plan will include discussion about a number of policy related studies going on citywide and the City Manager and City Council will prioritize them. Mr. Misner said he will forward Commissioner Maglalang's comments to City Council that he would like the

funding moved up to 2018-19.

Commissioner Ciardella asked why the water park at Cardoza Park is no longer in the CIP. Mr. Erickson said Cardoza Park had a master plan with multiple phases, the first completed approximately 2010. Other phases, which included a stage and gazebo, were in the CIP at one point but, due to a lack of funding and the loss of RDA, could not be completed and were dropped from the CIP. Mr. Erickson said he could suggest to City Council that it be added to the CIP again.

Vice Chair Madnawat believes the city's parks are underutilized, as there is nothing more than trees and grass at many of them. He would like to see park improvements that include amenities such as stages or water fountains for children.

Vice Chair Madnawat recommended that the locations of existing sound walls be reviewed to determine if they are still effective.

Chair Mandal opened the public hearing and there were no speakers.

**Motion** to close the public hearing.

Motion/Second: Commissioner Morris/Commissioner Ciardella

AYES: 5

NOES: 0

**Motion** to Adopt Resolution No. 18-007 finding the 2018-2023 Capital Improvement Program in conformance with the General Plan.

Motion/Second: Vice Chair Madnawat/Commissioner Ciardella

AYES: 5

NOES: 0

## IX-2

**BUILDING ADDITION – 542 S MAIN STREET – P-SD18-0003:** A request to allow a 1,600 square foot addition to an existing commercial building located in the Midtown Specific Plan area.

Project Planner Adrienne Smith reviewed the request.

Vice Chair Madnawat commented that the trash enclosure appears to have a short turn making it difficult to access. Ms. Smith said the applicant worked with the Fire Department on this issue and, although it does have a bit of a tight turn, the other option was to not have an enclosure, which staff did not prefer.

Chair Mandal asked if there are design requirements that must be met on Main Street and Mr. Misner said that, as part of the Midtown Specific Plan, there are a number of design standards, and staff has looked at the project in context of the design standards and find they are consistent.

Commissioner Maglalang asked if there are space requirements for each animal or a capacity on the number of animals in the facility.

Architect Julio Espinoza said there are no state laws that address the number of animals, adding that this is not a boarding facility and the number of animals will

vary because they stay overnight only for procedures and recovery.

Chair Mandal opened the public hearing and there were no speakers.

**Motion** to close the public hearing.

Motion/Second: Commissioner Morris/Commissioner Ciardella

AYES: 5

NOES: 0

**Motion** to Adopt Resolution No. 18-008 approving Site Development Permit No. SD18-0003, subject to the attached Conditions of Approval.

Motion/Second: Vice Chair Madnawat/Commissioner Ciardella

AYES: 5

NOES: 0

**IX-3 HOME2 SUITES – 1301 CALIFORNIA CIRCLE – P-SD16-0003, P-UP16-0018, P-TP16-0002, P-EA17-0004:** A request for a Site Development Permit, Conditional Use Permit, and a Tentative Parcel Map to subdivide a 6.34 acres site into a 3.35 acre (Parcel 1) and 2.99 acre (Parcel 2) lots and construct a 150-room, five-story hotel with various site improvements on a Parcel 1. The applicant is requesting exceptions (via a Conditional Use Permit) from development standards for a Floor Area Ratio (FAR), Height, and the ability to sell alcohol.

There were no members of the public wishing to speak on this item.

## **X. NEW BUSINESS**

**NO ITEMS**

**XI. ADJOURNMENT** The meeting was adjourned at 8:33 PM.

**Motion** to adjourn to the next meeting.

Motion/Second: Vice Chair Madnawat/Commissioner Morris

AYES: 5

NOES: 0

*Meeting Minutes submitted by  
Planning Commission Secretary Elia Escobar*